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Department of Natural Resources and Community Development

LAND USE ELEMENT

TOWN OF HERTFORD

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1978

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Town of Hertford, North Carolina

Land Use Element
Comprehensive Planning Assistance Program
1978

Technical Assistance

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Table of Contents

	Page
1. Introduction	1
2. Analysis of Existing Plans, Policies and Regulations	2
3. Data Collection and Analysis	2
4. Broad Goals and Annual Objectives	3
5. Evaluation Criteria for Goals and Objectives	7
6. Plan for Future Land Uses (Land Classification Map)	7
7. Public Participation	7
8. Environmental Assessment	8
9. Historic Preservation Assessment	9

1. Introduction

Congress amended the Comprehensive Planning Assistance program, through Title IV of the Housing and Community Development Act of 1974, to facilitate comprehensive planning for urban and rural development, on a continuing basis, by State and local governments, and to encourage such governments to establish and improve planning on an areawide basis. Extending previous requirements for comprehensive planning assistance, the Congress specified a basic planning system for those States, local governments and areawide organizations which utilize section 701 assistance. Each grantee must have a comprehensive planning process which over time leads to the preparation of a comprehensive plan. This plan must include at least a land use and housing element. Citizens within the grantee's jurisdiction must be involved in the preparation of the comprehensive plan. On a two year cycle, each grantee is to review and update its comprehensive plan and evaluate progress in meeting the planning objectives set for itself. Planning and implementation activities undertaken by the grantee must be coordinated so that the land use and housing elements are (1) internally consistent, (2) coordinated with other functional elements of the comprehensive plan, and (3) consistent with functional and land use plans of other jurisdictions. After August 22, 1977 the Department may make comprehensive planning assistance grants only to those applicants who have completed a land use and housing element.

2. Analysis of Existing Plans, Policies and Regulations

The analysis of existing plans, policies and regulations can be found in the CAMA Land Use Plan, which is available for inspection at the County Courthouse.

3. Data Collection and Analysis

Data collection and analysis pertaining to the physical environment and including such factors as geology, soil types and characteristics, topography, ground water and recharge areas, wetlands, rare and endangered species habitats, unique natural areas and sensitive environmental areas (AEC) were all addressed in the CAMA Land Use Plan.

The man-made environment, such as land use, as well as community facilities, such as water supply, sewerage disposal, transportation, education, recreation and other government facilities and services, were addressed in the CAMA Land Use Plan.

4. Broad Goals and Objectives

In 1976 the Perquimans County Land Development Plan was approved pursuant to the Coastal Area Management Act of 1974. Included in this plan were several broad goals and objectives for Hertford which were based on citizen input during the planning process. All of these stated goals and objectives can be found in the CAMA Plan located in the Register of Deeds office of the Perquimans County Courthouse. Progress has been made in the implementation of the following:

A. Objective (From CAMA Plan)

The future growth and development of the Town of Hertford must be planned to obtain efficiency, order and beauty.

Policies (From CAMA Plan)

1. Natural scenic areas must be maintained and preserved as much as possible.
2. The Town should, in the future, actively pursue a policy of annexation in those areas adjacent or contiguous to Town Boundaries, as such areas become urbanized and would benefit from provision of municipal services.
3. The provision of ample space for public facilities must be planned for.

Implementation

In an effort to implement these policies the Town of Hertford in 1977 prepared an Open Space and Recreation Plan which made recommendations on preservation and conservation of existing open space inside the Town limits. It also reviewed existing recreational facilities and made recommendation for implementation. Since that time a recreation director

has been employed which had been recommended in the CAMA Plan, and Recreation and Open Space Plan. Also, two recreation sites are presently in the planning stages and construction is planned for this summer. Also, during 1977 the Town Board prepared a Zoning Study of its extraterritorial area.

B. Objective (From CAMA Plan)

The residential areas of the Town must be preserved and future areas must be planned to provide a safe, wholesome environment for full family life.

Policies (From CAMA Plan)

1. Areas for recreation should be provided in each neighborhood.
2. Periodic building inspection in areas of substandard housing should be undertaken and those structures which constitute a public hazard should be renovated or demolished.

Implementation

As discussed earlier the Town Board had prepared an Open Space and Recreation Plan. This plan makes recommendations for implementation that would permit the establishment of recreational facilities to serve all the residential areas of Hertford. The Town Board has also recently established a full time building inspection department and is presently implementing a community development program to eliminate substandard housing conditions that were identified in the 1965 Master Plan of Hertford.

C. Objective (From CAMA Plan)

The Town should adopt and implement a policy of Community Development, beautification and citizen involvement in the decision-making process.

Policies (From CAMA Plan)

1. Suitable land should be provided for public boating facilities and scenic outlooks.
2. An area for boating activities should be designated.
3. Existing substandard housing in the Town should be renovated.

Annual Objectives

Broad Goals

(a) The future growth and development of the Town of Hertford must be planned to obtain efficiency, order and beauty.

Annual Assessment

Met Objective	Did Not Meet Objective
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(1) ()	()
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(2) ()	()
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(b) The residential areas of the Town must be preserved, and future areas must be planned to provide a safe, wholesome environment for a full family life.

Met Objective	Did Not Meet Objective
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(1) ()	()
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(2) ()	()
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(3) ()	()
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(4) ()	()
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(c) The Town should adopt and implement a policy of Community Development, beautification and citizen involvement in the decision-making process.

Met Objective	Did Not Meet Objective
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(1) ()	()
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(2) ()	()
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Annual Objectives

(1) Hold public hearing on the zoning of the extraterritorial area southwest of the corporate limits.

(2) Proceed with the implementation of the Water-Based Recreation Facility on Grubb Street and complete during the next year.

(1) Apply for Small Cities CD Block Grant to permit continued improvement in King Street Area.

(2) Building Inspector and Economic Improvement Council will work together to determine which existing residential structures can be brought up to standard to meet Section 8 housing requirements.

(3) Apply for a historic properties inventory grant.

(4) Complete inventory of historic properties if grant is received.

(1) Hold Town meeting during the next year to inform residential property owners about the Farmers Home Administration 502 and 504 programs.

(2) Hold Town meeting to inform citizens on the Section 8 Housing Program.

5. Evaluation Criteria for Goals and Objectives

To ensure that the broad goals and annual objectives adopted by the Commissioners are being addressed, the Commissioners will make an semi-annual assessment of annual objectives established during the previous year. This assessment will determine if the annual objectives were met or if progress is being made, using the check list provided in the goals and objectives section.

6. Plan for Future Land Use (Land Classification Map)

As part of the Coastal Area Management Planning process, a Land Classification Map was prepared based on analysis of existing land use, population projections and the CAMA guidelines. The map has been developed to serve as the primary tool to direct future growth. The map and text are discussed in detail in the CAMA Land Use Plan.

7. Public Participation

Public participation was a primary concern throughout the planning process, and particularly during the establishment of goals and objectives. For detail information on the public participation process, see the public participation section of the CAMA Land Use Plan.

8. Environmental Assessment

The Town of Hertford serves as the residential and commercial center for Perquimans County. As the residential and retail center of the county, the town will grow as the county grows; and with this growth comes the possibility of adverse effects on the environment. However, the Town Board has the desire to maintain the good quality of life now enjoyed in Hertford and proposes no action that would adversely affect the environment. Also, based on the results of the Coastal Area Management Act Land Use Plan, there was a clear desire by citizens of both the Town of Hertford and Perquimans County to have continued slow growth in the area but growth that is sensitive to the environment. The land use plan also identified physical limitations for future development, fragile areas such as estuarine waters, public trust waters and coastal wetlands and areas with resource potential. All of this information should be helpful in guiding future residential and other development to insure that there will be as little adverse effect on the environment as possible. For detailed information on the natural environment of Hertford, a copy of the CAMA Land Use Plan is available for inspection at the Perquimans County Courthouse in Hertford or from the Town Manager's office in Hertford.

Impact of Proposed Act Outlined in Land Use Element

All of the actions discussed in this document are proposed and intended to have a positive impact upon either the natural or man-made environment. However, in action such as the Community Development program a detailed environmental analysis is required and has been completed on the Town's current project. This detailed Environmental Review Record is available in the office of the Mayor of Hertford or the Community Development Administrator's office. Safeguards against unnecessary adverse effects are also called for under the Coastal Area Management Act of 1974, and under state and regional clearinghouse procedures.

9. Historic Preservation Assessment

At the present time there are no known structures within the corporate limits of Hertford that are listed or are being considered for listing on the National Register of Historic Places. However, the Town of Hertford has recently received a grant from the Department of Cultural Resources, Division of Archives and History to begin a survey and inventory of structures within the Town limits and Perquimans County. If after the survey is made, structures with historic significance are found this information will be taken into consideration when the housing element is updated in two years.

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